

**MANITOU SPRINGS PLANNING COMMISSION  
AGENDA, REGULAR MEETING  
WEDNESDAY, FEBRUARY 11, 2004, 7:00 P.M.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

1. January 14, 2004

**II. REVIEW OF COUNCIL ACTION**

2. CU 0401 – Conditional Use Permit (Wireless Telecommunications Facility) – 125 Higginbotham Road – Q<sup>3</sup> Consulting, Inc. for Verizon Wireless, Applicant. Council approved this request as recommended, Vote 7-0.
3. SW 0303 – Subdivision Waiver (Encroachment into 30% or Greater Slope) – 20 Keithley Road – Ann Hamilton, Applicant. Council approved this request as recommended, Vote 7-0.
4. MJR 0302 – Major Development (9 Homesites) – Amethyst Avenue and Edgewood Pathway – 2 Chucks, LLC, Applicant. Council approved this request as recommended, Vote 6-1.
5. MNR 0401 – Minor Development Appeal – 0 El Paso Boulevard (400 Block) – Bruce Brian, Applicant. Planning Commission's denial of the appeal of the Planning Staff's determination that this development would require Minor Development review was appealed to the City Council. At their February 3<sup>rd</sup> meeting, Council denied the appeal, Vote 7-0.

**IV. UNFINISHED BUSINESS**

6. V 0320 – Rear Yard Setback Variance – 23 Keithley Road – Ed Koback, Applicant. (Postponed)
7. V 0402 – Front and Rear Yard Variances – 220 Iron Road – E.J. Kelley, Applicant. (Postponed indefinitely)

**V. NEW BUSINESS**

8. CU 0402 – Conditional Use (Expansion of B&B Use) - 113 Pawnee Avenue – Ron and Judy Lancaster, Applicants

**VI. OTHER BUSINESS**

9. Discussion of Parking Upgrade Considerations

**VII. ADJOURNMENT**